

## HISTORICAL ADVISORY BOARD AGENDA REPORT

**DATE:** October 6, 2011

**TO:** HONORABLE CHAIR AND MEMBERS OF THE  
HISTORICAL ADVISORY BOARD

**FROM:** Simone Wolter, Planner II  
510.747.6882  
swolter@ci.alameda.ca.us

**APPLICATION:** **Certificate of Approval – PLN11-0247 – 1505 & 1507  
Park Street – Dick Rutter.** The applicant is requesting to  
add an awning, reface the bulkhead, install terrazzo tile on  
the floor, and refurbish existing materials.

**ZONING DISTRICT:** CCT, Community Commercial Theatre District

**GENERAL PLAN:** Community Commercial

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### EXECUTIVE SUMMARY

The structural alterations in this project include the removal of T-111 siding at the bulkhead of 1507 Park Street (Ole's Waffle Shop), addition terrazzo tile at the entryways, and new awning at 1505 Park Street. The project also involves refurbishing the exterior materials where needed. Staff recommends approval of this project.



1505 Park Street

1507 Park Street

## **BACKGROUND**

The structure at 1505 and 1507 Park Street, built in 1915, is a contributor located within the Park Street Historic Commercial District, which is listed in the National Register of Historic Places of the State of California. Pursuant to AMC 13-13-21.5.b.1, exterior alterations to contributing structures in a Historic District require prior approval by the HAB. Signs and awnings however, are exempt from this review. The Alameda Façade Grant Committee, which allots City funding to the rehabilitation and beautification of commercial projects, has approved this project. The sign, likely installed in the 1940s, is not listed as a Historic Sign.

## **STAFF ANALYSIS**

Most of original façade elements have remained untouched, such as the bricks and metal awnings, and clearstory windows. The images below demonstrate existing and proposed conditions on that façade. No changes are proposed for alterations on the interior or other sides of the building.

### **EXISTING CONDITIONS**

1505 Park Street

1507 Park Street



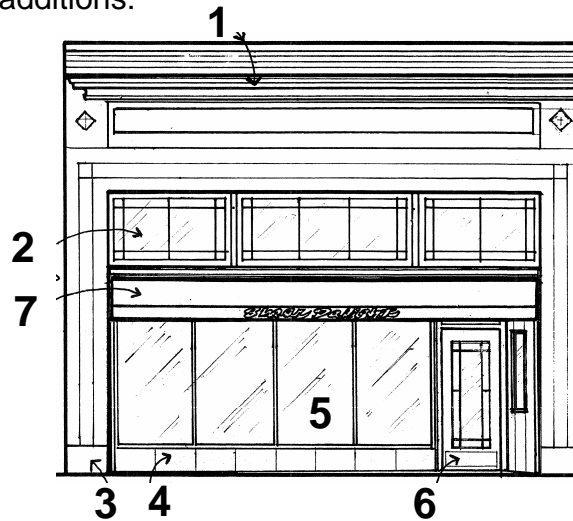
### **PROPOSED CONDITIONS**



This project largely focuses on refurbishing existing materials and replacing elements in-kind on the entire structure, with some new additions:

**On 1505 Park Street:**

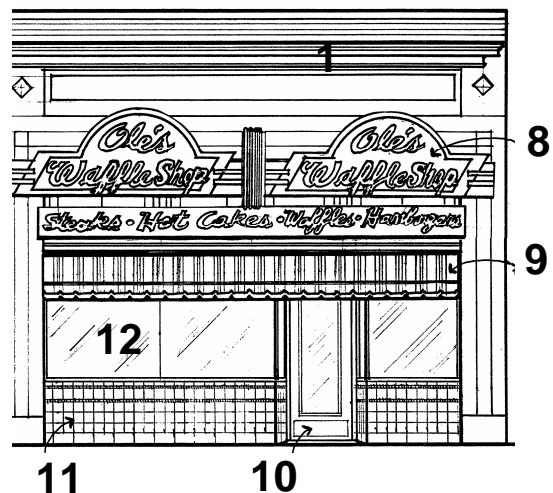
- 1) Refurbish existing sheet metal cap flashing and paint cornice.
- 2) Paint and repair existing transom windows.
- 3) Repair existing tile bases on piers.
- 4) Repair black vitrolite panels, replace as needed.
- 5) Polish existing glazing system.
- 6) Paint existing door and install new terrazon tile in entryway.



***NEW Addition:*** 7) Fabric covered awning, which is outside of the purview of HAB. Awning was approved by the Façade Grant Committee.

**On 1507 Park Street:**

- 8) Clean existing neon sign.
- 9) Replace fabric on retractable awning.
- 10) Refinish existing door and install new terrazzo tile at entryway.
- 11) Remove T-111 siding and replace with new ceramic tile.
- 12) Existing windows are to remain, if structurally sound. If replacements are needed, the windows would match existing.



A material sample board will be brought to the HAB meeting.

**FINDINGS**

The Alameda Municipal Code 13-21.5 the Historical Advisory Board shall determine whether to issue a Certificate of Approval for repairs and alterations of a Historical Monument or pre-1942 structure, with or without conditions of approval, based on whether plans and specifications meet the standards established by the Historical Advisory Board and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and Staff recommends the following findings:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

No change to the historic use as a retail space and restaurant are proposed.

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

The proposed alterations do not negatively impact the historic character to the property. No historic materials will be altered or removed. In fact, the removal of non-historic T-111 siding and installation of ceramic tile on the bulkhead will harmonize the historic character.

- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

No conjectural features or architectural elements from other buildings will be applied to this building.

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

The non-original neon sign will be refurbished and not removed.

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

No distinctive features, finished, and construction techniques will be removed.

- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

All deteriorated historic features will be repaired. Replacement of the bulkhead with new tile will match the old design.

- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

No sandblasting, or chemical or physical surface cleaning of structures will occur.

- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

No ground excavation is proposed at this location and no significant archeological resources are expected in this immediate location.

- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

No exterior alterations, such as the inclusion of terrazzo tile, new bulkhead tile, or new awnings, will destroy historic materials that characterize the property. The proposed alterations are compatible in massing, size, scale with the historic integrity of the property and its environment.

- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The removal of terrazzo tile, bulkhead tile, and awnings can be undertaken in such a manner that would not impact the form and integrity of the historic property.

### **ENVIRONMENTAL REVIEW**

This proposed project is Categorically Exempt from additional environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301(l)(1) – Existing Facilities and 15331 - Historical Resource Rehabilitation.

### **PUBLIC NOTICE**

This agenda item was advertised in the Alameda Journal and notices were sent to residents and property owners within 100 feet of the project on August 10, 2011.

### **RECOMMENDATION**

Find the project Categorically Exempt from CEQA and approve the Certificate of Approval PLN11-00247 for the exterior alterations to the contributing structure in the Park Street Historic Commercial District at 1505-1507 Park Street.

RESPECTFULLY SUBMITTED BY:

REVIEWED BY:

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SIMONE WOLTER  
PLANNER II

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MARGARET KAVANAUGH-LYNCH  
PLANNING SERVICES MANAGER

Attachments:

1. Resolution
2. Plan Set